

TO LET

580 Sq Ft (53.88 Sq M)

- › Character office/industrial unit.
- › Allocated parking in forecourt.
- › Electric panel heating.
- › Individual office and open plan accommodation plus kitchenette.
- › Suspended ceilings incorporating lighting panels.



Unit 9

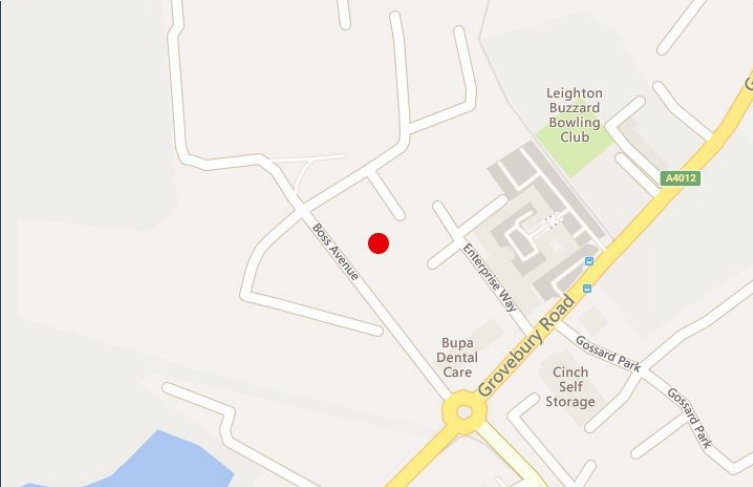
Boss Avenue, Leighton Buzzard, LU7 4SD

Contact: Mr Diccon Brearley or Chris Richards

Tel: 01525 664 800

eddisons.com





Location

- The premises are located immediately off Boss Avenue accessed directly from Grovebury Road to the southern edge of the town.
- Leighton Buzzard town centre is approx. 1mile from the Town Centre which provides national and regional occupiers.
- The A505 is within 0.9 miles, the A4146 0.7 miles, Whilst the A5 is 5.3 miles away and J11a M1 at 8.3 miles.
- Milton Keynes Town Centre and Railway are 11.4 miles away, Dunstable 7.0 miles and Aylesbury 10.4 miles.
- Leighton Buzzard Mainline Railway Station is 1.7 miles. London Luton Airport is 14.0 miles.

 what3words

///unrealistic.island.prop

 Google Maps

Click here

Description

- Comprising a character office/industrial unit situated immediately off Boss Avenue in the Heart of Leighton Buzzard's industrial quarter.
- The property is approx. 1 mile from the Town Centre which offers a wide range of amenities from national and regional occupiers.
- The property benefits from a suspended ceiling with inset LED lighting, perimeter trunking with inset cat 5 data cabling, electric panel heaters, cellular office/meeting room, kitchenette and shared W/Cs.
- The property also benefits from 4 parking spaces to the front elevation.

Terms

Available by way of a new IRI lease on terms to be agreed at a quoting rent of £9,000 per annum exclusive.

Accommodation (Gross Internal Area*)

Total **53.88 SQ M** **580 SQ FT**

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: 56C

Business Rates: TBC

Contact:

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